

**TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES**

FEBRUARY 2, 2016

Town Hall
Meeting Room
6:30pm

Members Present: Lance Muir, Scott Esty, Carl Masler, Angela Piersimoni, Dave Seely, John Hunter

Members Absent: Jim Ormiston

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Gary M. House, Rachel Mauger, Tyler Westervelt, Brian Doak, Thomas Cowulich

Minutes

January 5, 2016

Motion by Esty, seconded by Seely, to approve the minutes of January 5, 2016, Discussion; None, Motion Carries 4-0 with Hunter and Piersimoni abstaining.

**RESOLUTION P-2016-3
13 WEST BARBER SHOP FINAL SITE PLAN
1887 STATE ROUTE 352
TAX PARCEL 88.00-1-45.1**

Resolution by: Esty
Seconded by: Seely

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on December 15, 2015; and,

WHEREAS, the Town of Big Flats Zoning Law permits "Retail" within the Business Neighborhood zone pending site plan approval; and

WHEREAS, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

WHEREAS, any modifications to the existing lighting plan shall be in accordance with the town of big flats lighting requirements; and

WHEREAS, the planning board forwarded the project to the NYS DOT January 12, 2016, and received no comment regarding; and

WHEREAS, this board previously declared itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and

NOW THEREFORE BE IT RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted December 15, 2015 and grants FINAL approval,

CARRIED: AYES: Esty, Muir, Masler, Hunter, Seely

NAYS:

ABSTAIN: Piersimoni

Dated: Tuesday, February 2, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

RESOLUTION P-2016-4
COWULICH PRELIMINARY & FINAL RIDELINE OVERLAY SITE PLAN
Tax Parcel 68.00-1-16
171 Halderman Hollow Rd.

Resolution by: Esty
Seconded by: Seely

WHEREAS this Board has received an application for RLO permit review and Site Plan review on January 12, 2016; and

WHEREAS this Board, as per Town of Big Flats Zoning Law 17.32.090, has determined the preliminary plat to be complete; and

WHEREAS this Board determined that a public hearing should not be required; and

WHEREAS this Board determined this project to be minor in nature after the applicants submission of 17.24.030 (F) which resulted in no visual impacts therefore waiving all other requirement in 17.24.030, and

WHEREAS the Town of Big Flats Planning Board, based on submitted materials has determined the project's landscaping plan, lighting plan and site plan will not need to be designed by a licensed architect and waives that requirement;

NOW, THEREFORE BE IT RESOLVED the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and makes a negative declaration of significant environmental impact;

FURTHER RESOLVED, the Town of Big Flats Planning Board grants an RLO permit for the 171 Halderman Hollow Rd. Cowulich residential addition

CARRIED: AYES: Esty, Hunter, Piersimoni, Muir, Masler, Seely
NAYS:

Dated: Tuesday, February 2, 2016
BIG FLATS, NEW YORK
By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

RESOLUTION P-2016-5
Lalor Dental Site Plan/Preliminary
Tax Parcel 58.03-1-11

Resolution by: Esty
Seconded by: Seely

WHEREAS this Board has received an application for site plan review on January 15, 2016; and

WHEREAS the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

WHEREAS the Town of Big Flats Department of Planning has provided a staff report dated January 27, 2016 to be forwarded to the applicant as the finding of fact through the preliminary review; and

WHEREAS the applicant shall address the Chemung County DPW, Chemung County Sewer District, and Town of Big Flats Water Department comments included in the January 27, 2016 staff report, and

WHEREAS the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and finds a negative declaration of significant environmental impact, and

NOW, THEREFORE BE IT RESOLVED the Town of Big Flats Planning Board accepts the proposed site plan as a preliminary plan with the condition that the applicant address the Chemung County DPW, Town of Big Flats Water Department, drainage, and parking lot salt alternatives comments included in the January 27, 2016 staff report

FURTHER RESOLVED the Town of Big Flats will forward this site plan application to the Chemung County Planning Board for required review.

CARRIED: AYES: Muir, Masler, Esty, Seely, Hunter, Piersimoni

NAYS:

Dated: Tuesday, February 2, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir
Chairman, Planning Board

Brian Doke, designer, is hopeful that construction of the new dental office will begin this spring.

Gilbert noted that the proposed project is located within the Aquifer Protection Overlay District. Therefore, a salt alternative must be used for the treatment of any snow and/or ice conditions.

RESOLUTION P-2016-6

Backyard Outfitters Preliminary Site Plan Amendment Tax Parcel 58.03-1-2

Resolution by: Esty
Seconded by: Masler

WHEREAS, the Town of Big Flats Planning Board received an application for site plan approval on January 15, 2016 to amend the previous approval to allow outdoor display and sales of storage sheds to be located on the existing paved area on the East side of the property; and,

WHEREAS, the Town of Big Flats Zoning Law permits “Retail” within the Business Regional zone pending site plan approval; and

WHEREAS, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

WHEREAS, any modifications to the existing lighting plan shall be in accordance with the town of big flats lighting requirements; and

WHEREAS, the planning board shall forward the project to the Chemung County Planning Board for review and comment; and,

NOW THEREFORE BE IT RESOLVED, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required; and makes a negative declaration;

FURTHER RESOLVED, the Town of Big Flats Planning Board accepts the Site Plan submitted January 15, 2016 as a preliminary plan with the condition that the applicant submit a better detailed drawing of the shed storage area.

CARRIED: AYES: Esty, Piersimoni, Muir, Masler, Seely, Byland

NAYS:

Dated: Tuesday, February 2, 2016
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

The applicant intends to display sheds (no larger than 14' x 40') as an accessory use to the existing retail sales, using only the blacktop area. The lot will be staffed (1 person) part time during the summer daylight hours. He is hoping to have up to 20 buildings on display at one time. The buildings will remain throughout the winter with contact telephone numbers posted.

Muir encouraged the applicant to pay close attention to neatness in the display area.

Esty and Hunter also noted their concerns regarding appearance – we want to make sure it is done properly from the beginning.

Board Member Resignation

Motion by Esty, seconded by Muir, to forward to the Town Board the recommendation that Alternate John Hunter fulfill the term of Board Member Robert Byland (2020), who has resigned as of February 1, 2016, Discussion; None, Motion Carries 6-0.

PROPOSED ZONING AMENDMENT

After thorough review and discussion of the proposed zoning amendment in regard to "*Hobby Farm, Farm Animals, and Typical Household Pets*", the board is in full support of the proposed modifications and therefore recommend it be forwarded to the Town Board for action.

Motion by Muir, seconded by Seely, to adjourn at 7:54pm, Discussion; None, Motion Carries 6-0.

Adjourned at 7:55pm